

Our ref: DEV-2026-FLA-4642

11 May 2026

The Trustee for Chang Family Trust T/A Oris Accessories Pty Ltd
C/- JFP Urban Consultants
Attention: Isla Jenkins
ijenkins@jfp.com.au
stalty@jfp.com.au

Dear Applicant

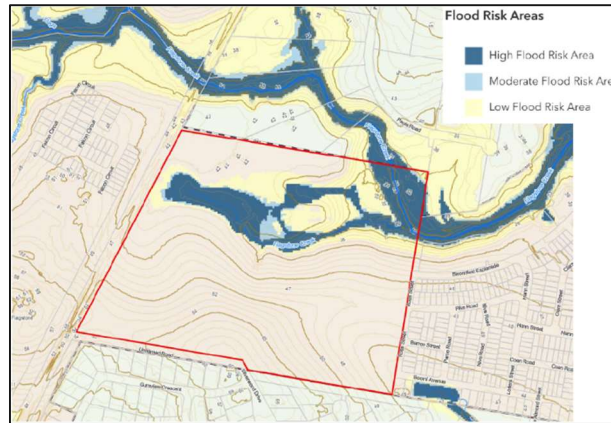
Information Request and Public Notice of development application
Notice given under section 83(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Greater Flagstone
PDA Development Type:	Development Permit for Reconfiguring a Lot (1 into 527 Lots, new roads, one local park, one neighbourhood recreation park, one major linear park); and Material Change of Use for Residential and other uses (house, display home, home-based business, park and sales office) in accordance with a Plan of Development
Property Location:	673 Silverwood Drive, Flagstone
Property Description:	Lot 1 on RP45241

An initial review of the above PDA Development Application has been undertaken and the following additional information is required;

Floodplain management - Restricted development within the high flood risk area

1. Remove earthworks from the high flood hazard area in and around the tributary of Flagstone Creek. As per the Logan City Council's Flood Portal, and therefore relevant for State Planning Policy requirements, the subject tributary of Flagstone Creek is subject to high flood hazard, where the study also recommended for no or limited development opportunity. According to the Logan City Council Flood Portal (TLPI No. 1/2024), given the location of the tributary within a high flood risk area (see extract below), the applicant is permitted to fill up to 20 m³, as per PO/AO22 of the Logan City Plan flood overlay code.



Once the above requirements have been addressed and demonstrated that the tributary can be filled with compensatory flood storage, the following requirements (in the items below) need to be addressed.

Floodplain management - Flood impact/Overland flow assessment

2. Submit a flood impact/overland flow assessment report prepared by an RPEQ specialised in flood hydraulics. For better understanding and proper assessment of the application, the applicant is requested to provide the following information:
 - a. Flood modelling including cumulative filling within the Flagstone Creek corridor and demonstrate no impact to surrounding properties.
 - b. Section 3.2 of the report indicated that a small external catchment from the rail corridor will be conveyed through the site. Identify the size, extent of the catchment, and the required stormwater infrastructure to cater for the upstream catchment.

This is required to ensure that the development has adequately considered the external flow and the proposed development features to demonstrate no hydraulic impacts.

Stormwater Management Plan - Stormwater Quantity

3. Submit a revised stormwater management plan to address the following aspects:
 - a. Figure 7 has identified three lawful point of discharges; however, the corresponding contributing catchments are not clear. Provide revised plan showing the contributing sub-catchment for each LPD. This is required to understand the extent of the contributing catchment/s for each LPD.
 - b. Provide a 1% AEP assessment to demonstrate that Bloomfield Esplanade has adequate capacity to cater for the increased runoff. Compliance with the requirements of QUDM is to be demonstrated.. The assessment and further peak flow mitigation measure is required to ensure that the flood overland flow safety at the downstream existing road systems are not compromised.
 - c. Demonstrate that the proposed “Type 3 – conventional” bioretention design including the flood immunity of the weir and outlet pipes complies with Logan City Plan requirements. The details of the bioretention basin should satisfy the relevant EDQ and Logan City Council standards.
 - d. Submit a preliminary geotechnical and earthworks stability assessment addressing retaining walls and batters adjoining the stormwater basin, including confirmation of long term stability and erosion resistance. The design of the

proposed retaining walls are to comply with the requirements of Logan Planning Scheme Policy, Schedule 6, Section 3.3.6.2.

Traffic and transport

6. Provide a minimum 3.0m wide shared path on the southern and eastern side of Road 1 Neighbourhood Collector, from Lot 137 onwards to Silverwood Drive. Also provide zebra crossing at the end of the separate cycle track to connect to the 3.0m wide shared path on the southern side of Road 1.
7. Amend the POD to allow for a 23m wide road reserve on Road 1, from Lot 118 to 136. Road 1 from Lot 137 onwards to Silverwood Drive is to be 22m in accordance with PDA Guideline No.6
8. Provide amended plans to provide a pedestrian connection from Cassowary Place to the south to the development site (Road 5)..
9. Amend the Civil Engineering Services Report, Drawing CR02 to correctly state the widths of the Neighbourhood Collector with Cycle Track (23m road reserve), and 21.0m wide access street (21m road reserve).

Retaining walls

10. Provide an amended Landscaping Masterplan to:
 - a. Remove rock boulder retaining walls in the neighbourhood park. Logan City Council's preference for ongoing maintenance is that a batter be provided. Council highlights that prescribed safe gradients are 1:6 for mowing activities and 1:4 for landscaping maintenance;
 - b. Remove the concrete retaining wall along Road 3 and replace with a batter and remove the second footpath as this appears to not be required.
11. Provide further detail on the proposed concrete sleeper retaining wall between the park and the basins, including size, dimensions, materials, construction methods and maintenance requirements.
12. Remove Drawing CE22 if no terrace retaining wall proposed for this development..
13. Amend the Landscape Plan to remove the footpath leading down into the bio-retention basin to ensure consistency with the Civil Engineering Services Report, Bioretention Basin Layout Plan (Drawing CE27).
14. Amend the plans to ensure that retaining walls are located entirely within lot boundaries.
 - s. EDQ requires retaining walls to be located entirely within lot boundaries to reduce issues with future maintenance.
15. Provide further detail about the location of the lots that will contain retaining walls (between lot boundaries) that are greater than 2.5m in height. EDQ's preference is for retaining walls of no greater than 2.5m in height. Where a height of greater than 2.5m is proposed, this should be a stepped wall and details should be provided about treatment of the retaining wall (eg: landscaping of the stepped wall).

Noise assessment

16. Provide a Noise Level Category table sorting by Lot number. This table should be easily understandable (eg: for reading by a building company at the time of detailed design) to identify the correct Noise Level Category.

Railway corridor – Salisbury to Beaudesert Passenger Rail Project

17. Provide details of the outcomes of consultation with the Department of Transport and Main Roads' (TMR) Rail Planning team. The proposed development is located within the study area associated with the TMR's Salisbury to Beaudesert Passenger Rail project (S2B). The proposal plans show that proposed lots 710–749, the laneway, and the 10m new road (buffer) will be located within the project corridor. The applicant must contact TMR's Rail Planning team via RailPlanning@tmr.qld.gov.au to discuss the potential sharing of confidential information about the project and potential land use interfaces between the S2B project and the proposed development to ensure that the proposed development layout is one that can remain achievable as the planning for this project progresses.

Please note:

- An appropriate condition will be provided to submit a waterway rehabilitation and stabilisation report, prior to commencing works for the first stage.
- The WM039 trunk main to service the ultimate Mountain Ridge PDA site has been replaced by a DN200 to be constructed along Mountain Ridge Road, from Pebble Creek Way to the Fraser development and ultimately connecting to the existing DN250 delivered by PEET along Sandy Creek Road (WM032). The DN200 has been conditioned as part of Precinct A approval for Frasers (DEV2024/1549 and DEV2025/1681). EDQ understands that Frasers is now proposing to commence their development of Precinct B, that may delay their construction of the DN200 main along Mountain Ridge Road. Considering this, the subject development will be conditioned to construct this trunk main (if not already constructed by others) to be connected to the existing trunk network west of the railway. This is necessary to service the development as the surrounding developments have consumed all the available capacity provided by the existing connection through the reticulation network south of the PDA boundary. There may be limited capacity for the early stages, but this should be verified by a hydraulic modelling assessment.

The due date for providing the requested information is 11 November 2026. The PDA Development Application will lapse if a response to this information request is not received by this date, in accordance with section 83A of the *Economic Development Act 2012* (Act).

Public Notice of Application

This application **is not** required to be publicly notified in accordance with section 84 of the Act.

If you require any further information, please contact Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'BG' with a flourish.

Beatriz Gomez
Director
Development Services
Economic Development Queensland